



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Board of Commissioners

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Calvert County Historic District Commission

Summary of Actions

May 8, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
William Bass, Vice Chair
Scott Montgomery, Secretary
Timothy Davis
Robert Evans
Michael Kent

MEMBERS ABSENT: Cynthia Fehr

STAFF PRESENT: Kirsti Uunila
Felicia Harrod
Jennifer Jackson

GUESTS: Joshua McKenzie and Harriett Milliard

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:34 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the April 10, 2019 Meeting Minutes:**
 - A. **April 10, 2019 Minutes:** The HDC reviewed the Minutes of the April 10, 2019 Meeting. Mr. Bass **MOVED** that the HDC **APPROVE** the April 10, 2019 Minutes as Amended. Mr. Davis **SECONDED** the MOTION. The **MOTION** passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **Guy Hardest House – HAWP 2019-05 Permit Application – (CT-235/HD 88-02) – Jeffrey Crespi:** Jeffrey Crespi, property owner, has applied to the Historic District Commission for a Historic Area Work Permit Application to remove cedar shingles and repair the siding under them on the house at the Guy Hardesty House Historic District.

May 8, 2019 – First Presentation to the HDC:

HAWP 2019-05: Jeff Crespi, property owner, has applied to the Historic District Commission for a Historic Area Work Permit to remove and repair siding at the Guy Hardesty House Historic District.

The subject property is located at 4480 Hardesty Road in Huntingtown, Maryland, is shown on the Tax Assessor's Map 15 as Parcel 23 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1988 under case number HD 88-02.

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Guy Hardesty House Historic District, Historic Area Work Permit Application 2019-05 (CT-235/HD 88-02), submitted by Jeffrey Crespi.

The Historic District Commission recommends approval based on the criteria of the Calvert County, Maryland Historic District Design Guidelines, for Rehabilitation of Existing Buildings, specifically:

- **Wood Façades**

- Remove metal, vinyl asbestos shingles and other inappropriate covering materials from façades, and repair damaged wood as necessary.

B. Guy Hardesty House – TC 2019-02 Preliminary Tax Credit Application – (CT-235/HD 88-02) – Jeff Crespi: The applicant, **Jeff Crespi**, submitted to the Historic District Commission a Preliminary Tax Credit Application for the maintenance and repairs to the siding of the Guy Hardesty House Historic District as discussed in Item #3.A. above.

May 8, 2019 – Second Presentation to the HDC:

Preliminary TC 2019-02: Jeff Crespi has applied to the Historic District Commission for a Historic Preservation Preliminary Tax Credit Application for HDC review to remove cedar siding and restore with wood siding on the Guy Hardesty House Historic District.

The subject property is located at 4480 Hardesty Road in Huntingtown, Maryland, is shown on the Tax Assessor's Map 15 as Parcel 23 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1988 under case number HD 88-02

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Preliminary Historic Preservation Tax Credit Application TC 2019-02 submitted by Jeff Crespi for work to be performed at the Guy Hardesty House Historic District (CT-235/HD 88-02). The HDC's justification for the Approval of the Preliminary Tax Credit Application is based the on the criteria of the Calvert County Code for Historic Preservation Tax Credits. The following items shall be eligible for the tax credit pursuant to Article I of Chapter 136 Taxation, specifically:

- **136-3.A.1. – Restoration items subject to approval; acceptable expenditures**

- (1) Any external work, such as windows and doors, performed to restore the structure to its historic appearance.

Mr. Kent **SECONDED** the Motion. The Motion passed by a unanimous vote.

C. Ridgely – HAWP 2019-06 Permit Application – (CT-1026/HD 85-01G) – Brett Topping & Jane Walsh: **Brett Topping & Jane Walsh**, property owners, have applied to the Historic District Commission for a Historic Area Work Permit Application to replace the roof and reconstruct the stable at the Ridgely Historic District.

May 8, 2019 – First Presentation to the HDC:

HAWP 2019-06: Brett Topping & Jane Walsh, property owners, have applied to the Historic District Commission for a Historic Area Work Permit for roof repairs and structure stabilization to the stable at the Ridgely House Historic District.

The subject property is located at 3850 Chaneyville Road in Owings, Maryland, is shown on the Tax Assessor's Map 10 as Parcel 135 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1985 under case number HD 85-01G.

Mr. Davis **MOVED** that the Historic District Commission Recommend **APPROVE** the Ridgely Historic District, Historic Area Work Permit Application 2019-06 (CT-1026/HD 85-01G) submitted by Jeffrey Crespi for the repair an accessory building and stable. The Repairs are done as an emergency to replace the roof, reattach the roof to the front of the building. The stable is not a historic building but it does hold the character of the property.

The Historic District Commission recommends approval based on the criteria of the Historic District, *Secretary of the Interior's Standards for Rehabilitation Standard #2* and in the Calvert County, Maryland Historic District Design Guidelines, for Accessory Buildings, specifically:

- **Standard #2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Deteriorated accessory buildings, and their distinctive features and details should be repaired if necessary, using the same materials or ones that are similar in scale, form, texture and color.

Mr. Bass **SECONDED** the Motion. The Motion passed unanimously.

- D. Ridgely – TC 2019-03 Preliminary Tax Credit Application – (CT-1026/HD 85-01G) – Brett Topping & Jane Walsh:** The applicants, **Brett Topping & Jane Walsh**, have submitted to the Historic District Commission a Preliminary Tax Credit Application for the maintenance and repairs to the siding of the Guy Hardesty House Historic District as discussed in Item #3.C. above.

May 8, 2019 – Second Presentation to the HDC:

Preliminary TC 2019-03: Brett Topping & Jane Walsh, property owners, have applied to the Historic District Commission for a Historic Area Work Permit to remove and repair the siding at the Guy Hardesty House Historic District.

The subject property is located at 3850 Chaneyville Road in Owings, Maryland, is shown on the Tax Assessor's Map 10 as Parcel 135 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1985 under case number HD 85-01G.

Mr. Davis **MOVED** that the Historic District Commission **DENY** the Preliminary Historic Preservation Tax Credit Application TC 2019-03 submitted by Brett Topping and Jane Walsh for work being performed at the Ridgely Historic District (CT-1026/HD 85-01G) associated with Historic Work Permit Application 2019-06. The HDC's justification for the Denial of the Preliminary Tax Credit Application is based the on the criteria of the Calvert County Code that the building is not historic.

Mr. Bass **SECONDED** the Motion. The Motion passed unanimously.

- E. Hinman House – HAWP 2019-07 Permit Application – (CT-291/HD 79-01) – Joshua & Nicole McKenzie:** Joshua & Nicole McKenzie, property owners, have applied to the Historic District Commission for a Historic Area Work Permit Application to for window replacement at the Hinman House Historic District.

The subject property is located at 7525 Lower Marlboro Road, in Owings, Maryland, is shown on the Tax Assessor's Map 14 as Parcel 73, and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1979 under case number HD 79-01.

Mr. Dugan **MOVED** that the Historic District Commission **DENY** the Historic Area Work Permit Application 2019-07, Hinman House Historic District (CT-291/HD 79-01) submitted by Joshua and Nichole McKenzie for window replacement.

Mr. Bass **SECONDED** the Motion. The Motion passed unanimously.

Mr. Bass **AMENDED** the Motion by further adding:

- The Historic District Commission recommends denial based on the criteria of the Calvert County, Maryland Historic District Design Guidelines, Windows, Not Recommended and based upon testimony and evidence presented, specifically:

NOT RECOMMENDED

- Replacing original wood windows that can be repaired and thermally upgraded with inappropriately designed thermal windows.
- Using metal or vinyl-clad windows to replace wood windows on the front façade or significant side and rear facades. Appropriately designed and detailed metal or vinyl replacement windows may be used on secondary facades.
- Do not approve of vinyl window on the primary façade, as it is a corner house facing the side of the residential street.

Mr. Montgomery **SECONDED** the Amendment. The Amendment passed by a unanimous vote.

F. Hinman House – TC 2019-04 Preliminary Tax Credit Application – (CT-291/HD 79-01) – Joshua & Nicole McKenzie: Joshua & Nicole McKenzie, property owners, have applied to the Historic District Commission for a Historic Area Work Permit Application to replace windows at the Hinman House Historic District. The HDC declined to consider the application because the corresponding HAWP was denied.

G. Kent-Millard Heritage House – HD 2017-01 -3

The HDC reviewed and discussed with Ms. Millard her submittal of the letter of request addressed to the BOCC and the estimate for the renovation of the Kent-Millard Heritage House Historic District

4. **Review of Proposed Development Projects: None to Report**

5. **Training Minute:** Ms. Uunila announced the upcoming May 18 MAHDC Symposium in Frederick.

6. **Old Business – Items for Action/Discussion:**

A. Condition of Structures within Calvert County Historic Districts: Members are to go forth with the surveying of the condition of structures. Letters were mailed to the HD property owners.

B. Cemetery Protection Ordinance: Ms. Uunila will email HDC members the information regarding Galesville.

C. Historic Rural Roads: Shapefiles showing inventoried roads can be uploaded as a layer in the County GIS maps.

D. CLG FY 2018 Grant: Staff received the CLG FY 2018 Grant project draft report documenting 27 of the Maryland Inventory of Historic Properties. Staff also requested an extension on the project.

E. CLG FY 2019 Grant Application: CLG FY 2019 Grant has not been awarded this year.

Ms. Uunila expects to receive a response from the Maryland Historical Trust regarding the status of the CLG FY 2019 Grant application in the month of June.

F. **CLG Underrepresented Community Grant:** Vedet Coleman, who was our contact at the National Park Service (NPS) for this grant, has accepted the position as the Executive Director of the Association of African American Museums. Staff is currently waiting on a final acceptance of a draft nomination. NPS staff extended the grant until September of 2019 to ensure that all phases of the project would be completed. The agency has a large backlog due to the Federal government shutdown and lack of staff.

G. **BOCC and HDC Report:**

- The BOCC proclaimed Archeology Month.
- The BOCC and PC will hold a Joint Public Hearing on Tuesday, June 4, 2019, at 7:00 p.m. at the Harriet E. Brown Community Center to consider the proposed Historic District Case HD 2019-01, Little Place, as a Calvert County Historic District.

7. **New Business – Items for Action/Discussion:**

A. **Annual Historic Preservation Awards:** The Historic Preservation Award Nominees for 2019 were selected.

Ms. Dugan **MOVED** that the Historic District Commission **ACCEPT** the Nominees in honor of the 2019 Historic Preservation Project Awards:

- *Education Award:* Calvert County Historical Society; Leila Boyer; Chloe Ewalt
- *Project Award:* CalvertHealth

Mr. Kent **SECONDED** the Motion. The Motion passed unanimously

B. **HDC End of FY Budget:**

1. **Equipment Purchase/Oral History Expenses:** Owing to the End of the 2019 FY, the HDC elected to utilize the funds from the 2019 FY Budget to purchase new equipment for fieldwork and/or for transcribing oral history interviews.

C. **Text Amendment Case No. 19-03:** In review of Text Amendment Case No. 19-03, the HDC made no comments.

8. **Updates on On-Going Projects: None to Report**

9. **Staff Report:** Ms. Uunila presented a verbal report of her activities to Members.

10. **Reports:**

A. **Chairman's Report:** None to Report

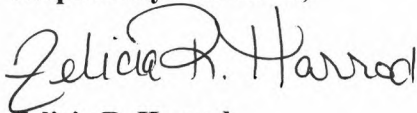
B. **Secretary's Report:** None to Report

11. **Members' Matters:** None to Report

12. **Public Comment:** None to Report

13. **Adjourn:** Mr. Davis **MOVED** to adjourn the meeting at 6:22 pm. Mr. Dugan **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,



Felicia R. Harrod

HDC Administrative Aide